



HISTORIC PRESERVATION BOARD
DESIGN REVIEW COMMITTEE
STAFF REPORT
February 28, 2019

Project #	HPB19-002
Project Type	Demolition
Address; Historic Name	116-118 W. Park Street; "Robert Cole House"
Historic District; FMSF#	Dixieland; #DL 99
Owner/Applicant	Mr. Gregory Fancelli, Lester Grossman LLC / Mr. Albert Moore, Albert C. Moore Construction LLC
Zoning; Context District; SPI; Future Land Use	RA-4; Urban Neighborhood; Dixieland SPI; Residential Medium
Existing Use	Residential
Adjacent Properties	Residential and Commercial
Previous Approvals	N/A

REQUEST

The Applicants request approval to demolish the existing house on the subject property in order to undertake a larger redevelopment project involving residential infill and alley enhancements.

SUMMARY OF BACKGROUND INFORMATION

The subject property is an interior urban lot consisting of 0.17 acres and measures 50' wide by 145' deep. A one-story Frame Vernacular house constructed circa 1950 is located on the subject property and is considered to be a contributing building in the Dixieland Historic District. This house has a side-gabled roof and gabled front stoop, aluminum and wood windows, and aluminum siding. This house has been altered over its history, including the replacement siding, replacement windows and doors, the enclosure of the eaves, and the enclosure and alteration of its front porch. This house is simple in style and features little architectural ornamentation. The house is currently unoccupied, but was rented as a duplex residence previously.

The home was purchased in 2017 by the current owner. Based on Mr. Moore's assessment as a licensed building contractor, the property has been poorly maintained over its history and has damage to its walls and windows, as well as rotten flooring. The cost to repair the house was estimated at \$187,685; as the Polk County Property Appraiser's Just Market Value of the property is \$92,686, the Applicants feel that rehabilitation of the structure is unreasonable. Mr. Moore has estimated the cost to demolish the house at \$9,000, which will likely take a week to complete. Any salvageable building materials will be saved for reuse in other building projects.

This property is part of a larger redevelopment project Mr. Fancelli has proposed, which involves the properties immediately west of the north-south alley that is located one block west of S. Florida Avenue, and between W. Park and W. Hancock Streets. The project proposes building four two-story apartment buildings containing 23 units and adjacent off-street parking, as well as angled parking on the alley. Additionally, an improved surface material is proposed for the alley and the installation of public art pieces along the alley is proposed. A second phase of this project involves the redevelopment of the Dixieland Mall parking area for similar multi-family use.

APPLICABLE GUIDELINES:

The Secretary of Interior's Standards for Rehabilitation and the City of Lakeland's *Design Guidelines: A Guide to the Exterior Design of Buildings in the Dixieland, Beacon Hill, East Lake Morton, South Lake Morton, Lake Hunter Terrace, and Biltmore/Cumberland Historic Districts* are the basis for review per the City of Lakeland Land Development Code, Article 11: Historic Preservation Standards.

The following section of the Land Development Code applies to this project:

Article 11, Section 6.3.e.4(c) Demolition within redevelopment areas is generally discouraged and shall be reviewed with regards to:

- i. The architectural significance of the building or structure. Architectural significance shall be determined by the DRC at the time of the demolition request and shall be based upon documentation of the property's architectural integrity and historical or cultural significance. Designation of the building or structure as "non-contributing" by the most recent historic district survey does not preclude the DRC from making a determination of architectural significance.
- ii. The contribution of the building or structure to the history or origins of the historic district.
- iii. The future proposed utilization of the site in relation to specific or proposed plans. When specific plans are not available for the site, the proposed plans may include formally established redevelopment plans or those plans submitted by the applicant that comply and are compatible with the district and meet the intent of the adopted redevelopment plan. The demolition review process will take into consideration a ranking of properties in redevelopment areas based on architectural significance and integrity as identified by the HPB.

ANALYSIS AND FINDINGS:

Staff finds the subject house to be a simple frame vernacular structure, which has undergone numerous changes over its history that have adversely affected its architectural integrity, such as the loss of its original doors and windows, enclosure of the eave, significant alteration to the front porch, and the addition of aluminum siding (the original wood siding is underneath the aluminum siding, but is in poor condition). Additionally, this house has no known associations with persons or events important in Lakeland's history. While its age and architectural style qualify it as a contributing structure within the Dixieland Historic District, this house would not be eligible for an individual listing on the National Register of Historic Places based on its architectural merits alone. Given its deteriorated and altered condition, its contribution to the architectural character of Dixieland is minimal.

While economic factors are not a part of the demolition considerations, the Applicant has substantiated the poor structural condition of the building and provided an estimate to rehabilitate the structure that more than doubles the current value of the property.

Finally, the subject property is located immediately adjacent to the Dixieland CRA Commercial Corridor, a designated redevelopment area, in which the ability to demolish a building is permitted more flexibility given the replacement structure is compatible and adds value to the District. Many of the properties along the alley west of the subject property are parking lots, and buildings that exist on these lots are often significantly altered, in poor condition, or noncontributing to the District. In fact, the DRC recently approved the demolition of the house located at 115 W. Park Street, across the street from the subject property, for many of the same reasons given for demolition of the subject building.

From an urban planning perspective, a transitional zone is appropriate between the commercial properties along S. Florida Avenue and the historic residential neighborhood to the west, and helps to define an edge to the residential core of the neighborhood. However, tearing down a building and leaving the property undeveloped for a long period of time is not appropriate, as vacant lots diminish the character and integrity of Historic Districts. Staff recognizes that many of the properties immediately adjacent to the north-south alley west of South Florida

Avenue in the Dixieland Historic District have been converted into parking lots for the businesses along this roadway. The Applicants have presented a conceptual plan for a sensitive transition of this area into the Dixieland neighborhood, as well as have assembled several properties, including all parcels where apartments are proposed.

A well-designed redevelopment plan for these properties that is compatible with the historic fabric of the District and does not adversely affect neighboring properties can be supported by the City's Planning staff. The Applicants have presented a cohesive conceptual plan, but further details will be needed for the project, such as elevation drawings, a dimensioned site plan, and an exterior materials list in order to receive design review approval from the DRC. Additionally, the project will also require additional reviews by City staff and potentially the Planning and Zoning Board and City Commission.

STAFF RECOMMENDATION:

As the request satisfies the demolition considerations, staff recommends approval of the demolition as requested.

Final approval of the new multi-family buildings as proposed in concept is subject to a separate Certificate of Review application submittal and design review by the DRC.

Report prepared by: Emily M. Foster, Senior Planner, Historic Preservation
Liaison to the Historic Preservation Board

RECEIVED

JAN 03 2019

Project Description

Describe the scope of your project here, along with all relevant details. If the scope of work will involve more than one project on the subject property, please list each project separately. Please attach additional sheets if more space is needed to describe your project.

EXISTING CONDITIONS AND MATERIALS:

- 1a) This building was a duplex - very low rent - w/ aluminum siding covering original wood siding
- 2) during the demo we will save as much as possible existing windows and wall materials

PROPOSED PROJECT:

- 3) The existing property has been poorly maintained, low rent housing - with damage to exterior walls and windows - old floor joists - As a builder the costs of repairs are unknown the plumbing and electric are to old to repair
- 4) Future use of property unknown at this time

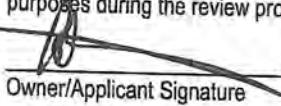
PROPOSED MATERIALS (SEE PAGE 4 FOR TYPES OF MATERIALS NEEDED FOR EACH BUILDING COMPONENT):

Demol estimated costs are "9,000.00" would take about a week

CERTIFICATION AND AUTHORIZATION

I certify that the information contained in this application is true and correct to the best of my knowledge at the time of submission. I understand that this application will not be accepted and deemed complete until all supporting and/or requested information has been supplied. I understand that this application may require a site visit to the subject property by City of Lakeland staff. I understand that this application is required to be heard at a public meeting of the Lakeland Historic Preservation Board and its Design Review Committee. Either I or my authorized representative will be in attendance at this meeting. I understand that the issuance of a Certificate of Review does not relieve the responsibility of obtaining a building permit and following all other applicable codes and requirements of the City of Lakeland, Polk County, State of Florida.

In consideration for review of this application by the Historic Preservation Board/Design Review Committee for a proposed change to a property within one of Lakeland's Historic Districts, the applicant and owner agree to allow access to the property by City of Lakeland staff for inspection purposes during the review process, during the time that work is performed, and upon completion of the project.


Owner/Applicant Signature

Albert C. Moore

Dec 30, 2018
Date

5035 Fairfax East
Lakeland, 33813

From the desk of:

863-640-4640

Albert C. Moore

AMPMMOORE@AOL.COM

of

ALBERTMOORECONSTRUCTION@GMAIL.COM

ALBERT C. MOORE CONSTRUCTION LLC.

Licensed

CBC1260060

Insured

Invoice

2/8/2019

116-118 Park st
Lakeland, FL 33803

Bid to remodel existing duplex

This existing unit had aluminum siding, we had it removed.

The exterior has wood siding that has extensive damage.

The windows are a mixture of old wood casements and aluminum awning

Asbestos was found on the flooring and windows frames

Each unit has one bedroom, one bath, living room and
a kitchen

The floors are a mixture of tile and carpet covering old wood
flooring

costs of repairs:

Frame and install exterior walls with new wood siding

Install new windows and exterior doors approved by the city
repairs to the interior walls that are a mixture of

drywall and plaster

new flooring

new kitchen with appliances

new bathroom with tub and shower

electric

plumbing

air conditioning

facia and soffit with roof repairs

plans and engineering

permit fees

insurance and profit

Total Costs

\$ 187,685.00

THANK YOU

North



South



South of home



EAST

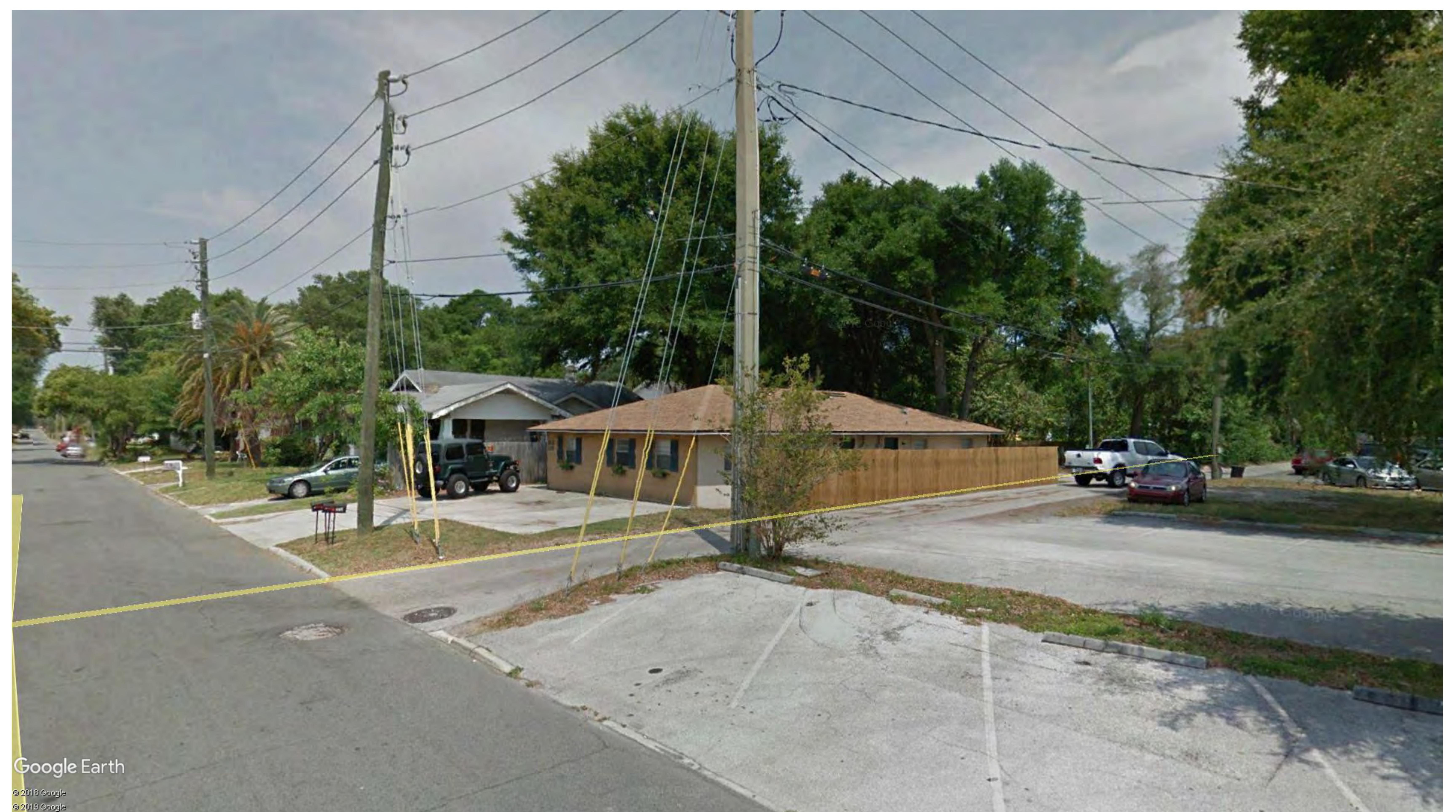


Rear West



Front West





Google Earth
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Dixieland Residential Infill Before

WMB-ROI
(architecture)

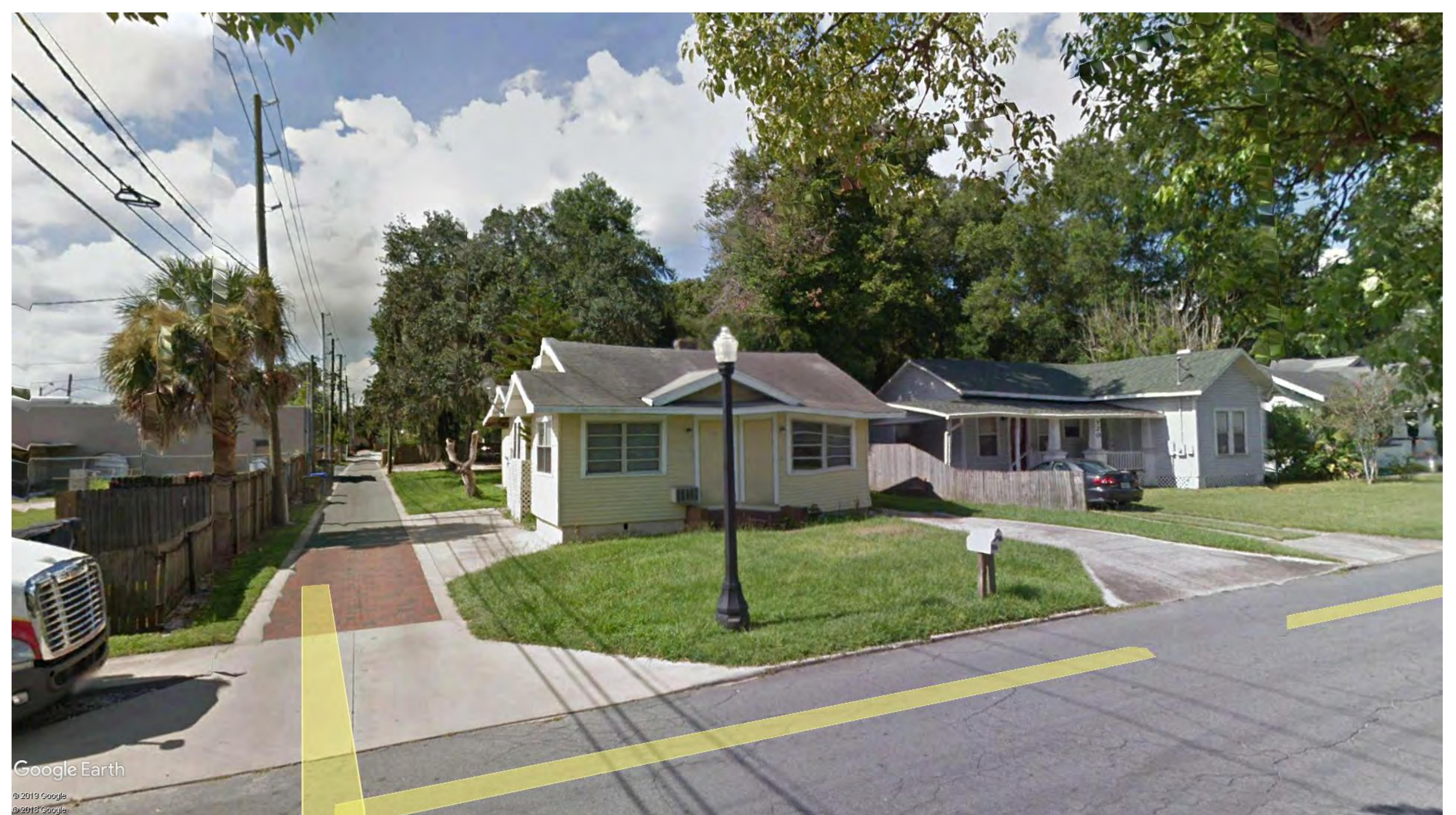




Dixieland Residential Infill Concept



WMB-ROI
(architecture)



Google Earth
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Dixieland Residential Infill Before

WMB-ROI
(architecture)





Dixieland Residential Infill Concept



Google Earth
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Dixieland Residential Infill Before

WMB-ROI
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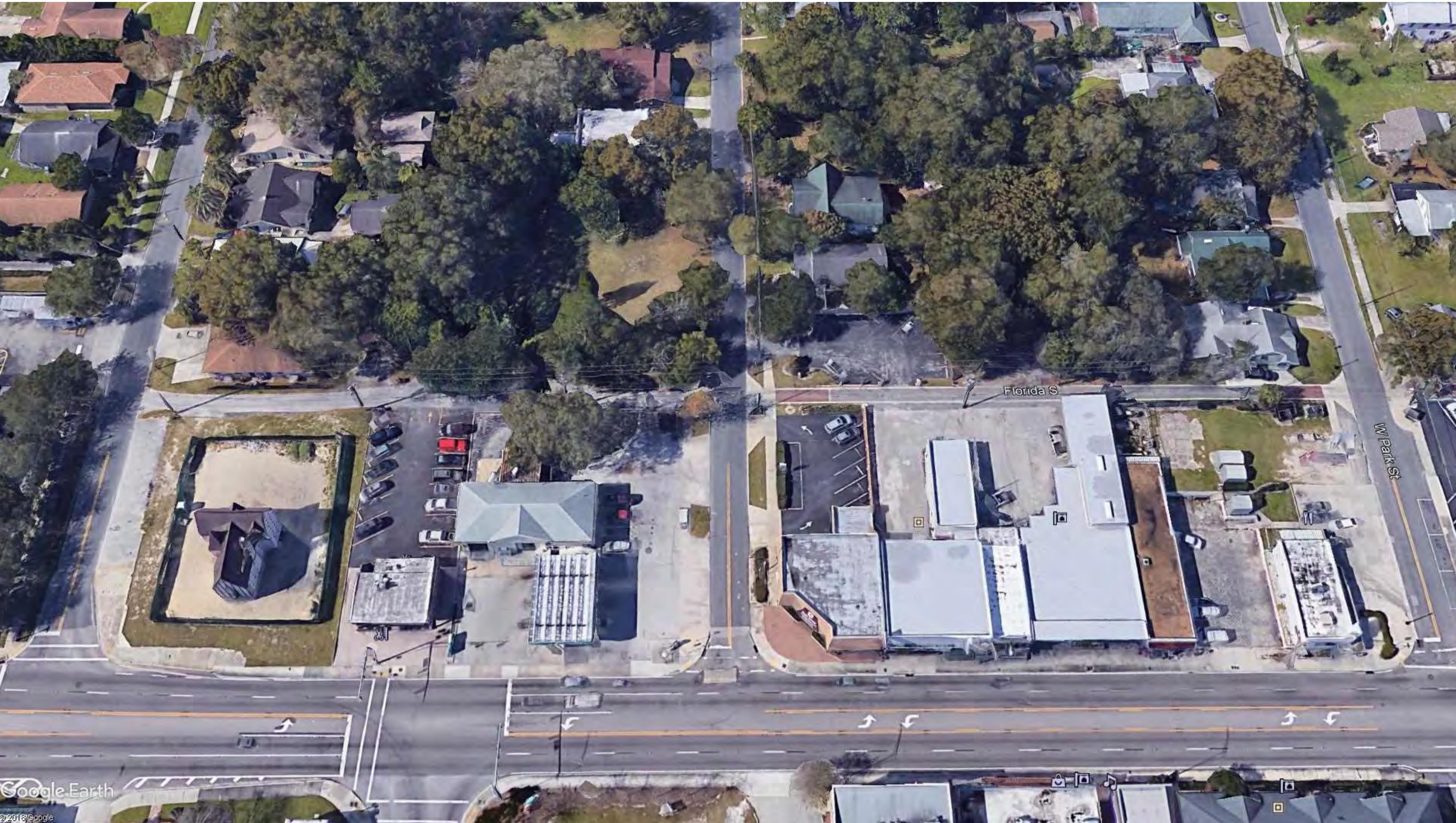




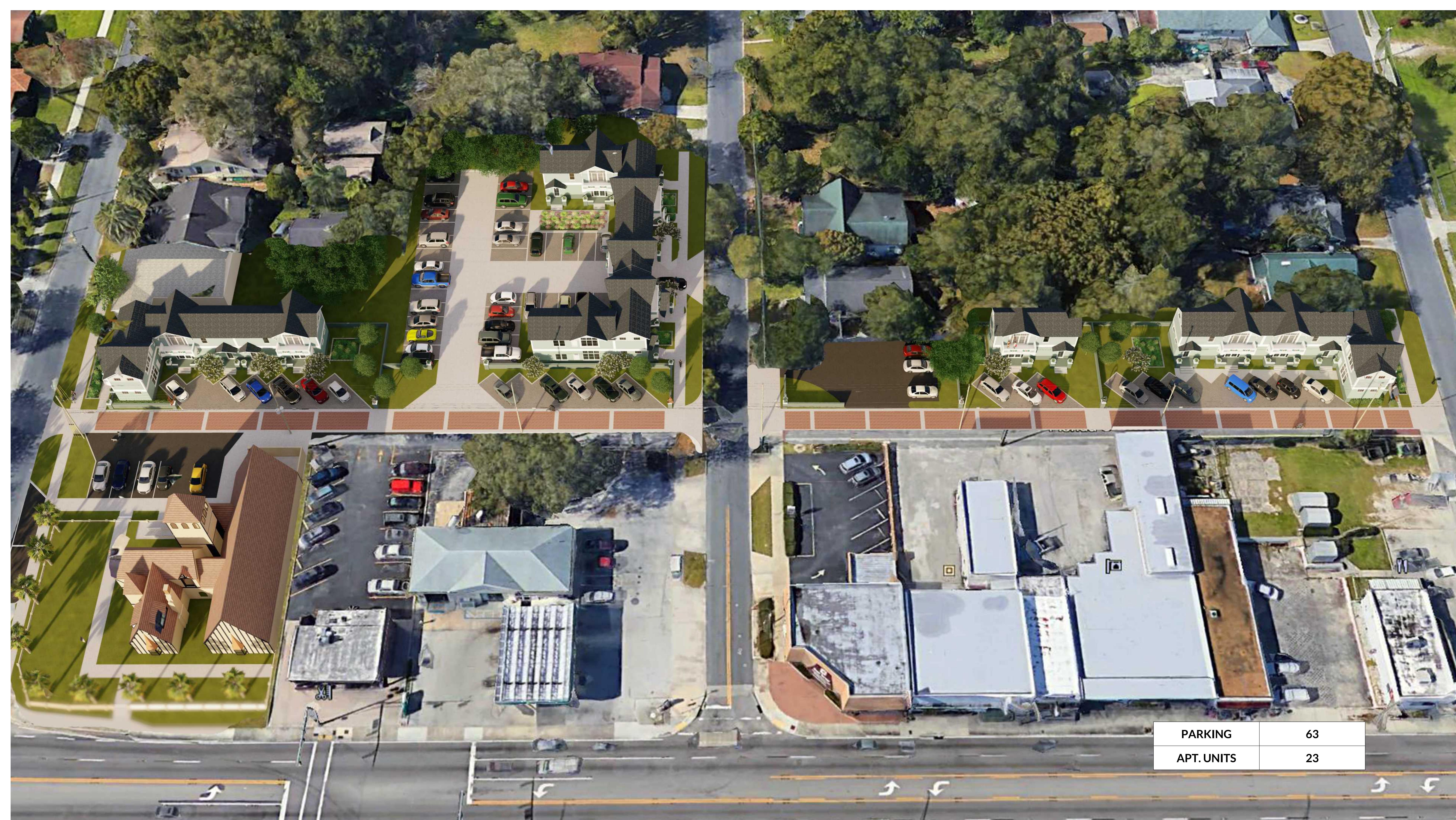
Dixieland Residential Infill Concept



WMB-ROI
(architecture)



Dixieland Residential Infill Before



Dixieland Residential Infill Concept

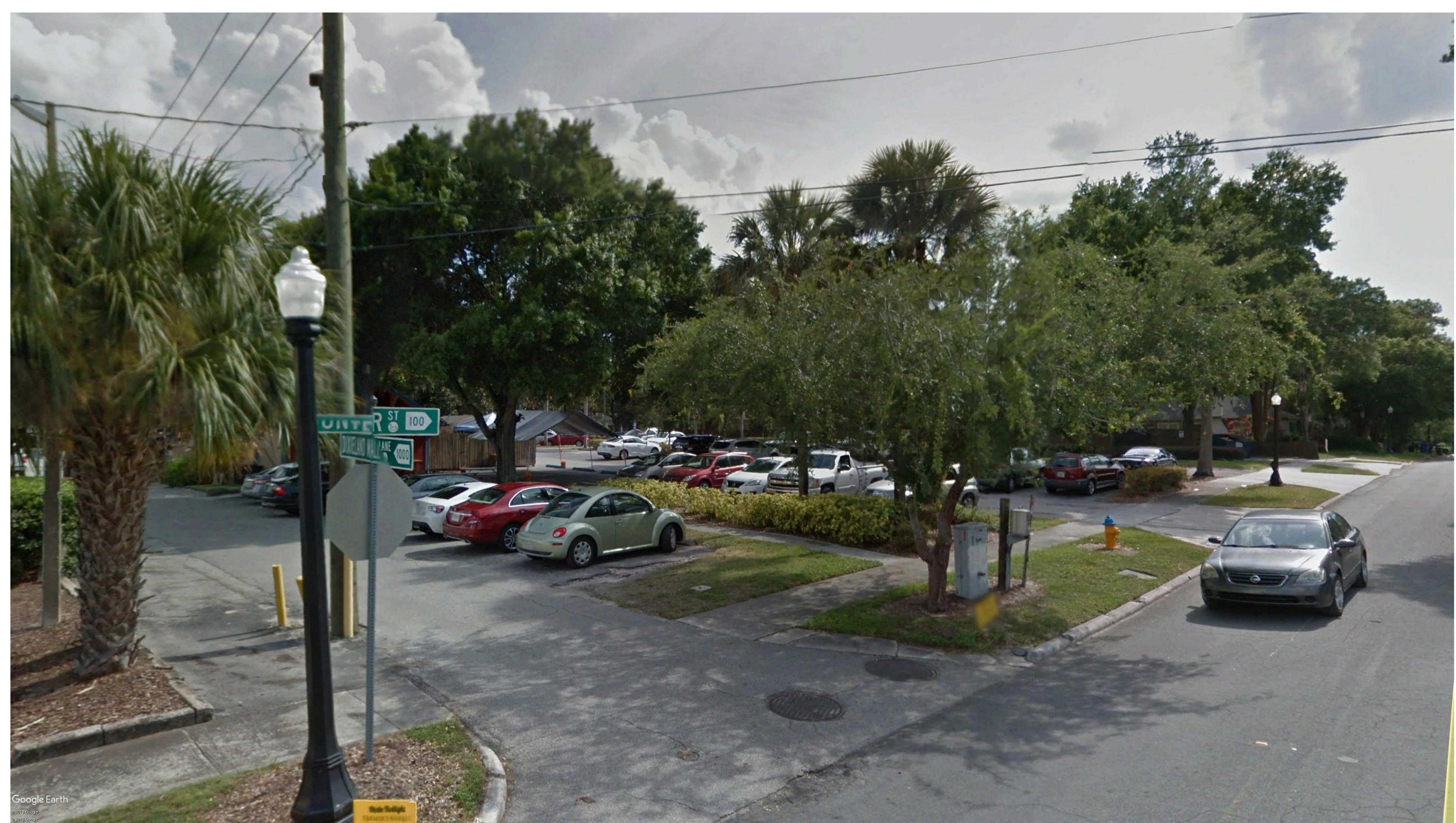


WMB-ROI
(architecture)













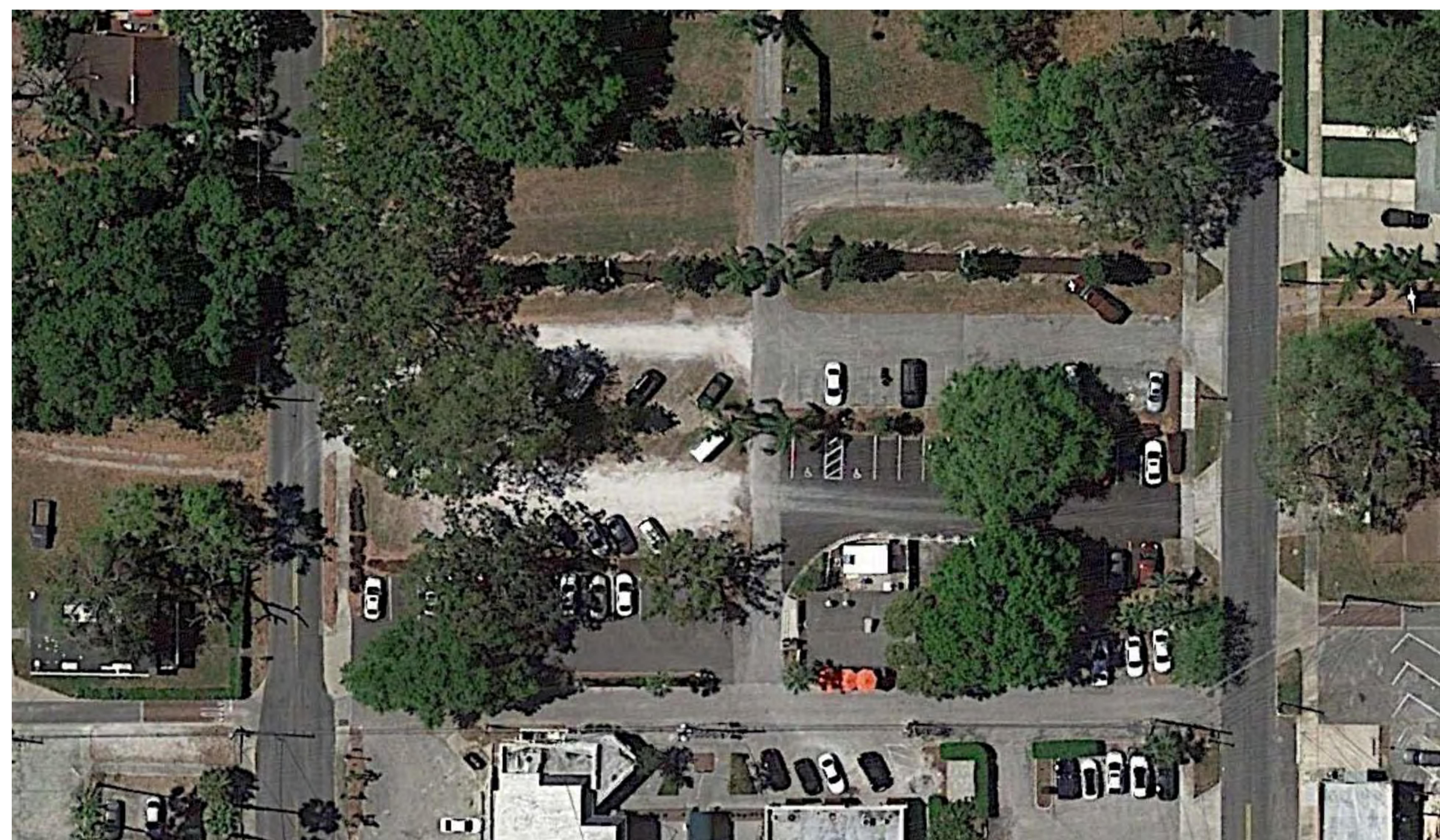
Google Earth
Data SIO/NOAA, U.S. Navy, NGA, GEBCO
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BARON
REALTY

Dixieland Residential Infill Before

WMB-ROI
(architecture)





Dixieland Residential Infill Before

